

AGENDA



Thursday, October 22, 2009

**Austin Water Utility
RECOMMENDATION FOR COUNCIL ACTION**
Item No. 2

Subject: Approve an ordinance modifying the expiration date of Service Extension Request Nos. 2706, 2708 and 2710 for water service for SLF III – ONION CREEK, L.P., owner of Stratford Tracts I, II and III located south of Onion Creek and west of Interstate Highway 35 South and waiving the requirements of Section 25-9-39 of the City Code relating to expiration of service extension request approval.

Fiscal Note: There is no unanticipated fiscal impact. A fiscal note is not required.

For More Information: Seyed Miri, P.E., 972-0202; Denise Avery, 972-0104

Boards and Commission Action: Recommended by the Water and Wastewater Commission.

SLF III – ONION CREEK, L.P. (the "Owner") of Stratford Tracts I, II and III, with:

- Stratford Tract I having 833 proposed single-family residences on approximately 119 acres of land located south of Onion Creek and west of Interstate Highway 35 South,
- Stratford Tract II having 539 proposed single-family residences and 912,000 sq ft of retail/ office/ commercial use on approximately 276.6 acres of land on the northwest corner of Interstate Highway 35 South and Puryear Road, and
- Stratford Tract III having 873 proposed single-family residences, 1,189 multi-family units, 138,000 sq ft of retail/office/commercial use and 15 acres for a future school site on approximately 180.72 acres of land on the northwest corner of Old San Antonio Road and Puryear Road.

The Owner has submitted Service Extension Request Nos. 2706, 2708 and 2710 (SER-2706, SER-2708 and SER-2710) requesting that the City provide water utility service to the development. These tracts are outside the full-purpose city limits, within the Council approved Impact Fee Boundary, Utility Service Area, and also within the Desired Development Zone and Onion Creek Watershed.

SERs 2706, 2708 and 2710 require as follows:

- SER 2706 requires the Owner to construct an appropriately sized "looped" water system through Stratford Tract I from the proposed minimum 16-inch water line to be constructed in Old San Antonio Road by SER-2708, east and south through Stratford Tract I to the public water improvements to be constructed within the Stratford Tract II. Water improvements for Stratford Tract I will close the northern portion of the "looped" water system.
- SER 2708 requires the Owner to construct approximately 10,000 feet of minimum 16-inch water line from the proposed South IH-35 Water and Wastewater Infrastructure Improvements Program, Segment 7 (CIP No. 6937.012) water improvements and "loop" the minimum 16-inch water line around the east, south and west perimeter of Stratford Tract II.
- SER 2710 requires the Owner to construct a "looped" 16-inch water system through Stratford Tract III from the proposed minimum 16-inch water line to be constructed in Old San Antonio Road by

SER-2708. Water service is currently not available until the South IH-35 Water and Wastewater Infrastructure Improvements Program, Segment 7 (CIP No. 6937.012) water improvements are designed and constructed by the City of Austin.

The Owner will dedicate a 40-foot wide water line easement parallel to the eastern property line/South IH-35 right-of-way of Stratford Tract II and an appropriately sized temporary work space easement ("TWSE") within Stratford Tract II. (TWSE actual location within Stratford Tract II to be determined by the Owner and the City of Austin. The TWSE will expire after final acceptance of proposed water improvements.) The Owner will also dedicate an appropriately sized reservoir site and easements within Stratford Tract II (actual location within Stratford Tract II to be determined by the Owner and the City of Austin). The Owner will also dedicate a 35-foot wide water line easement parallel to the eastern property line/South IH-35 right-of-way of Stratford Tract II from the southern end of the 40-foot wide water line easement (noted above) south to Puryear Road.

All required easements for the South IH-35 Water and Wastewater Infrastructure Improvements Program on Stratford Tracts I, II and III (SER-2706 through SER-2711) must be dedicated by the Owner and recorded within 30 days of City Council approval; otherwise this SER expires after the 30th day from the City Council approval.

SLF III – ONION CREEK, L.P. is requesting a waiver from Austin City Code Section 25-9-39 relating to the Expiration of Service Extension Request Approval. Under Section 25-9-39 a Service Extension Request (SER) expires 120 days after its approval. This action waives the requirements of Section 25-9-39: (1) to allow for the SER to expire after the 30th day from City Council approval if required easements have not been dedicated and (2) if the required easements have been dedicated, then to allow the SER to not expire until 2-years after the acceptance of the South IH-35 Water and Wastewater Infrastructure Improvements Program, Segment 7 (CIP No. 6937.012). Adherence to other City Code provisions may extend the SER beyond this two year period. The two year waiver is to meet the special circumstances of this particular project as part of the South IH-35 Water and Wastewater Infrastructure Improvements Program.

The proposed water improvements will conform to all City of Austin Code requirements. The applicant will construct all required improvements at their cost and after final acceptance of construction the applicant will dedicate the facilities to the City for ownership, operation and maintenance. The applicant has submitted a written request to be annexed by the City. All lots will be served by City of Austin water service.